

AGENDA
PLANNING AND ZONING COMMISSION
Held via video conference
Monday, April 20, 2020
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **February 17, 2020**
Motion to approve carried, 9-0
[February 17, 2020](#)

RULES FOR CONDUCTING PUBLIC HEARINGS

Planning commission meeting on Monday, April 20, 2020, will be held via video conference and available for viewing on www.brla.gov, on Metro 21 (Cox Channel 21), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to planning@brla.gov, submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record.

CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Planning Commission for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Monday, April 20, 2020, via video conference. A gathering of the entire membership of the Planning Commission and necessary staff would violate Governor Edwards's order suspending all public gatherings of ten or more people. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Planning Commission meeting on Monday, April 20, 2020, at 5:00 p.m. will be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted on April 9, 2020.

Ryan L. Holcomb, AICP
Interim Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

2, 3, 36

CONSENT - ITEMS FOR DEFERRAL

6, 7, 20, 31

CONSENT - ITEMS FOR APPROVAL

15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 27, 28, 29, 30, 33, 34, 35

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

- 2. CONSENT FOR WITHDRAWAL PA-4-20 2630-2730 UND Harding Boulevard**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Harding Boulevard and west of Interstate 110 on Lot A, First Filing, Section 2 of Southern Heights Subdivision. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
Related to ISPUD-1-20

Withdrawn by the applicant on March 30, 2020
- 3. CONSENT FOR WITHDRAWAL ISPUD-1-20 Harding Boulevard**
Proposed medium density residential development, on property located on the south side of Harding Boulevard and west of Interstate 110 on Lot A, First Filing, Section 2 of Southern Heights Subdivision. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
Related to PA-3-20

Withdrawn by the applicant on March 30, 2020
- 4. PA-5-20 2070 South Acadian Thruway**
To amend the Comprehensive Land Use Plan from Institutional to Office on property located on the west side of South Acadian Thruway and north of Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D of Hundred Oaks Park. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail
Related to Case 8-20

Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
- 5. Case 8-20 2070 South Acadian Thruway**
To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of S Acadian Thruway, north of the Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D, Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PA-5-20

Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
- 6. CONSENT FOR DEFERRAL PA-6-20 9509 Jefferson Highway**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
Related to Case 15-20

Deferred to May 18 by the Planning Director

[Application](#)

7. **CONSENT FOR DEFERRAL Case 15-20 9509 Jefferson Highway**

To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the north side of Jefferson Highway, to the west of Bluebonnet Boulevard, on Lot A of the Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

Related to PA-6-20

Deferred to May 18 by the Planning Director

[Application](#)

8. **PA-7-20 225 and 235 Staring Lane**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located on the west side of Staring Lane, south of Menlo Drive, on Lots 67 and 68, Laurel Lee Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a greater level of detail

Related to Case 21-20

Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

9. **Case 21-20 225 and 235 Staring Lane**

To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of Staring Lane, south of Menlo Drive, on Lots 67 and 68, Laurel Lee Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-7-20

Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

10. **PA-8-20 LA 30 @ Bluebonnet Boulevard**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located south of Bluebonnet Boulevard, east of Nicholson Drive, on Lot UND of the Gianelloni L.L Tract, Tract B, and a portion of Tract A of the Burtville Plantation Property. Sections 45, and 52, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a greater level of detail

Related to PUD-1-20

Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

11. **PUD-1-20 Harveston District Concept Plan**

To rezone from Rural to Planned Unit Development (PUD) on property located south of Bluebonnet Boulevard, east of Nicholson Drive, on Lot UND of the Gianelloni L.L Tract, Tract B, and a portion of Tract A of the Burtville Plantation Property. Sections 45, and 52, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-8-20**Motion to approve carried, 9-0**

[Application](#) [Staff Report](#) [Plans](#)

12. TA-1-20 Chapter 4, Site Plans and Plats

Proposed amendment that relocates and updates language relative to utility requirements in subdivisions currently in Chapter 14, Utilities, to Chapter 4, Site Plans and Plats.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC

Motion to approve carried, 9-0

[Staff Report](#) [Chapter 4 draft](#)

13. TA-2-20 Chapter 14, Utilities

Proposed amendment that reorganizes and updates the provisions of Chapter 14, deleting language being moved to Chapter 3, Processes, 4, Site Plans and Plats, and 19, Definitions.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC

Motion to approve carried, 9-0

[Staff Report](#) [Chapter 14 draft](#)

14. TA-3-20 Chapter 19, Definitions

Proposed amendment that relocates definitions currently in Chapter 14, Utilities, to Chapter 19, Definitions.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC

Motion to approve carried, 9-0

[Staff Report](#) [Chapter 19 draft](#)

15. CONSENT FOR APPROVAL Case 9-20 16044 Tiger Bend Road and 6969 Antioch Road

To rezone from Rural to General Office Low Rise (GOL) on property located on the southeast corner of Tiger Bend Road and Antioch Road, to the east of Sugar Springs Drive, on Lots 48-A-1-A and 48-B-1, Woodlawn Terrace Subdivision. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request will eliminate the existing non-conformity thus meeting the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

16. CONSENT FOR APPROVAL Case 11-20 13200-13300 UND Airline Highway

To rezone from Planned Unit Development (PUD) to Heavy Commercial (HC1) on property located on the east side of Airline Highway, south of Stumberg Lane, on Tract X-1-D-2, Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve carried, 9-0

[Application](#) [Staff Report](#)

17. **CONSENT FOR APPROVAL Case 12-20 2678 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on property located on the south side of Government Street, west of South Eugene Street, on a portion of Lots 1 and 2, Block 8 or 337 of McGrath Heights Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, and compatible with surrounding uses; although the request does not conform to the Unified Development Code requirements, it will not increase the extent of the nonconformity
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
18. **CONSENT FOR APPROVAL Case 13-20 4198 and 4228 Pasadena Drive**
 To rezone from Heavy Commercial (HC1) and Light Commercial (C1) to Neighborhood Commercial (NC) on property located on the east side of Pasadena Drive, south of Greenwell Springs Road, on Lot Y-1-A, Gladney Tract. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
19. **CONSENT FOR APPROVAL Case 14-20 1774 North Flannery Road**
 To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of North Flannery Road, north of Florida Boulevard, on Lot 2 of the J.D. Sharp Subdivision. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
20. **CONSENT FOR DEFERRAL Case 16-20 12200 – 12300 UND Parkknoll Avenue**
 To rezone from Rural to Zero Lot Line Residential (A2.6) on property located at the street end of Parkknoll Avenue, to the west of Parkhill Court, on Lot 8 of Stokes Place Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
Deferred to May 18 by the Planning Director
[Application](#)
21. **CONSENT FOR APPROVAL Case 18-20 3851 thru 3879, and 3900-4000 Tuscarora Street; and 3860 thru 3888, and 3889 Baton Rouge Avenue**
 To rezone from Transition (B1) and Heavy Commercial (HC1) to Limited Residential (A3.1) on property located on Baton Rouge Avenue and Tuscarora Street, to the south side of Mohican Street, on Lots A, B, C, D, 1 thru 5, 20, and 24, Block 205 of Suburb Istrouma Subdivision. Section 44, T6S, R1E, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

22. **CONSENT FOR APPROVAL Case 20-20 4351 Rhoda Drive**
 To rezone from General Residential (A4) to Light Commercial (LC1) on property located on the west side of Kolin Drive, south of Cherry Hill Avenue and north of Alco Avenue, on Lots 65 thru 69, 85, and 86, 1st Filing of Southpark Subdivision. Section 76, T7S, R1E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
23. **CONSENT FOR APPROVAL PUD-4-08 Woman's Hospital Addition**
 Revising boundaries to an existing PUD, on property located on the east side of Airline Highway (Hwy 61) and east of Pecue Lane. Section 32, T7S, and Sections 5, and 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code being consistent with the comprehensive plan for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
24. **CONSENT FOR APPROVAL ISPUD-2-20 River House Lofts**
 Proposed high density multi-family residential development within an existing building located south of Oklahoma Street and west of Nicholson Drive on Lot RH-1-C-1 of the Magnolia Plantation property. Section 51, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change in zoning being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
25. **CONSENT FOR APPROVAL ISPUD-3-20 Satinwood Grove**
 To rezone from Single Family Residential (A2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the west side of Satinwood Drive, north of Merrydale Avenue, and east of Airline Highway, on Lot 29 of the Merrydale Subdivision and a portion of a 1.98 unidentified lot. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
26. **HL-1-20 963 Terrace Avenue**
 Proposed designation of Local Historic Landmark on property located on the north side of Terrace Avenue, to the east side of Thomas H. Delphit Drive, on Lot 9, Block 35 of the Suburb Swart Subdivision. (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies the request meets the criteria for designation as a Local Historic Landmark
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

27. **CONSENT FOR APPROVAL RV-3-20 Bourgeois Street and West Airline Service Road**
 Revocation of a 40 foot right-of-way and a portion of a highway frontage road, located north of Mason Avenue and east of Casper Street (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
28. **CONSENT FOR APPROVAL SNC-1-20 Henry Adams Road to Burrow Road**
 A proposed street name change for Henry Adams Road, located southeast of the intersection of Highland Road and Delgado Drive (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

29. **CONSENT FOR APPROVAL PUD-2-00 Andy's Frozen Custard, Burbank University Final Development Plan**
 Proposed restaurant with drive thru, located north of West Lee Drive and west of Jane Lane on Tract A-2 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
30. **CONSENT FOR APPROVAL CUP-2-20 Parkview Baptist**
 Proposed expansion of existing building on property located east of Airline Highway and north of Jefferson Highway on Tract S-1. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to being UDC requirements
Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
31. **CONSENT FOR DEFERRAL S-14-19 Foster Creek**
 Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
Related to PA-16-19

Deferred to May 18 by the Planning Director
[Application](#)
32. **S-15-19 Arbordale (formerly Highland Bayou)**
 Proposed major low density single family residential subdivision located south of Highland Road and west of Bluebonnet Boulevard, on Lots 2, 3, and 4 of the Highland Estates Subdivision (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

33. **CONSENT FOR APPROVAL S-1-20 Hyacinth Townhomes**
Proposed medium density townhouse residential subdivision located south of Hyacinth Avenue and west of Arcadia Drive, on Tract A-1-A, and Lots 1-A thru 16-A of the Hyacinth Townhomes Subdivision (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
34. **CONSENT FOR APPROVAL SS-1-20 Capital Heights (Flag Lot Subdivision)**
Proposed flag lot subdivision located east of Wiltz Drive and south of Government Street, on Lots 6 and 7 of the Capital Heights Subdivision, Block 8 (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
35. **CONSENT FOR APPROVAL SS-3-20 Joseph Shelvin Tract (Flag Lot Subdivision)**
Proposed flag lot subdivision located south of North Oak Hills Parkway, and east of Shady Lake Parkway, on Tracts B-1-C-1-A and B-1-C-1-B of the Joseph Shelvin Tract (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
36. **CONSENT FOR WITHDRAWAL Request by Councilmember Banks to initiate downzoning of Industrial property located at 2829 Lt. General Ben Davis Jr. Avenue.**
Withdrawn by Councilmember Banks on April 17
[Aerial Map](#) [Zoning Map](#)
37. **Creation of a working group to discuss the process for selecting a permanent Planning Director. This item may be discussed in executive session.**
Motion to defer to May 18 carried, 9-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN